



**Northfield Master Plan Steering Committee with Roundtable
Minutes for January 8, 2014
Meeting held at Town Hall**

Meeting was **called to order** at 7:00 PM by Chair Rich Fitzgerald

Attending: Richard Fitzgerald, Brian Brault, Gwen Trelle, Steve Malsch, Jack Spanbauer and Dianne Cornwell

Absent: Kevin Leger

Roundtable members attending: Kathy Wright, Sue Ross, Alex Stewart

Also attending: Consultant Martha Lyon and Daphne Politis

Brian Bordner, Paul Gorzocoski III, Rosalind Tufts, Joe Fowler, Stephen Serendynski, Marguerite Lentz, David Chula, Bill Magee, Brian Bordner

Citizen Concerns/Other:

Rich Fitzgerald addressed the group of people present and stated that the Recorder article had been incorrect in stating that the Final Master Plan was complete. There was still time for people to send in their comments to consultants, and that the pdf that was posted is a draft of the document.

Bill Magee expressed concerns that the senior housing have a more prominent place and more emphasis in the master Plan. Kathy Wright pointed to Goal 6 options, and Martha Lyon stated that it had been suggested that perhaps there will be a need for a town housing committee.

Steve Serendynski spoke about the need for multi-generational housing and asked what options were being explored.

Paul Gorzocoski made several observations. He stated he agreed with about 1/3 of the document but thought that much of it was like a “socialist manifesto” and utopian in design and not sustainable. He believed that if much of it were adopted it would “kill Northfield”. Daphne Politis asked him to comment on the 1/3 that he agreed with. Paul stated that the plan should start with gas station as higher priority, then upgrading infrastructure. The impact of not having gas station is felt by everyone, business, and farming. We need clean industry to expand the tax base. The plan has too much emphasis on open spaces and whenever land is put into public trust it is removed from the tax base.

Daphne Politis commented that “open space” preservation is what the town’s people said they wanted at meetings and forums. “Socialism “would be a redistribution of wealth and that is not what the master plan is about.

Paul Gorzocoski commented on the aspect within the plan of taking over Main St and the cost and burden to the taxpayers. He iterated that small family run businesses don’t provide much tax revenue, and what the town needs is to bring in bigger businesses.

Martha Lyon reminded people present that the Goals are not in order of priority. She also stated that the goal for economic development is to get businesses that fin in.

Paul Gorzocoski stated that the historical aspect is nice but it was time to get Northfield into the present and future. He reflected on how much the antique business has changed and that interest in antiques is relative to age. Martha Lyon talked about the differences between owning and experiencing history.

Sue Ross spoke about examples of other communities in how they integrate historic with other uses. Northfield has a highly educated workforce and high tech and educational uses could integrate well with what we have in Northfield.

Alex Stewart praised Paul for his comments.

Rosalind Tufts spoke about West Northfield as a distinct neighborhood, and has its own challenges and needs. Daphne Politis reminded the people present that the Master Plan did not get into distinct neighborhood level, and perhaps in the future these distinct neighborhoods need their own plan process that would address the neighborhoods assets, and challenges that face them.

Brian Bordner commented on what perceived was a failure of the master plan to put more into infrastructure options. He specifically spoke about the East Northfield Water District that had capacity at the campus that was being underutilized. He suggested that there be more effort put on answering infrastructure issues with a bond for upgrades.

Steve Malsch reviewed for the public present that there are 2 distinct private water companies. They are not town entities. Members within the district pay for upgrades and expansion. CDBG funds for improvements are income tested. The town would have to take over and combine both companies to be able to go after these funds for improvements into something like a Fire/Water District that exist in other towns. There is a big question mark as to who would have to initiate the process

Jack Spanbauer spoke about Grand Canyon when interested in campus did not contact town officials. Had that happened they would have been given information that the capacity at the campus is limited by the geography.

There was additional discussion among those present about infrastructure capacity questions as they are addressed in the Master Plan in Goal 5.

Approval of Minutes: After review and upon a motion made by Brian Brault, seconded by Kathy Wright MPSC members voted favorably the approval of the November 13, 2013 minutes with one abstention.

Business from Previous Meeting

A. Budget

Chair Fitzgerald reviewed the town accountant report and Martha Lyon's billing to date. There does seem to be more money left in account than the consultants believe is left, and he and Martha need to review what's been billed and what has been paid.

New Business

A. Richard Fitzgerald handed out Ethics Forms to members that had been provided by Town Clerk. Need to be returned by March 3 to Gail.

B. There was a review of comments and Feedback that had been received on the draft Master Plan. There was some discussion of the actual presentation of shaded areas within the plan and how it will appear when copies are made in black and white.

C. There was discussion with consultants about number of hard copies, electronic versions and final product. After discussion, and upon motion by Jack Spanbauer, seconded by Steve Malsch members voted to approve changes to contract that would allow for a different number of copies of final product to be made. There would be extra printing of the Executive summary for distribution at Annual Town Meeting.

D. Master Plan Implementation Committee: The consultants and members discussed the need for an Implementation committee to be formed by BOS that might include some people from current MSPC group and some new members who would oversee the work of implementing objectives within the plan. It would be important to ensure whoever was chosen to chair that committee be able to work well with diverse groups and boards who will need to be involved to get the work done.

E. There was some discussion of how the Master Plan will be presented to Annual Town meeting. The Planning Board will need to adopt the plan, and it is Rich Fitzgerald's thoughts that Annual town meeting would vote to adopt the Goals .

F. There was discussion about the immediate need to come up with dollar figures to hire a consultant who could take on the Zoning Revision Effort. Martha Lyon will send information to Jack Spanbauer.

G. There was discussion about some of the other committees that may need to be formed to implement the master Plan like Economic Development Working Group, Main Street working Group, Zoning By Laws review; Town Housing Committee; Visitor Service Committee. These and other considerations will be taken up at the next meeting.

Martha thought the Master Plan would be complete by Jan 31, 2014

Members agreed to meet again on February 5, 2014 at 7 pm. Member Spanbauer will post meetings, and member Cornwell will send a reminder to post to Jack,

Upon motion by Jack Spanbauer seconded by Steve Malsch, members voted to **adjourn** at 8:45PM.

Respectfully submitted, Dianne Cornwell

Minutes reviewed and approved by MPSC on 2/5/2014